

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
NEC St. Boniface Lane at Battle Grove Road  
7801 St. Boniface Lane  
15th Election District  
4th Councilmanic District  
Cheryl Cronin  
Petitioner

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 93-114-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Cheryl Cronin for that property known as 7801 St. Boniface Lane in the North Point Village Subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory shed and a pool on a corner with side yard setbacks of 0 ft. and 6 ft., respectively, in lieu of the required 25 ft.; and a variance from Section 102.5 to allow a fence 4 ft. in height in sight triangle, in lieu of the required 3 ft. height, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of November, 1992 that the Petition for a Zoning Variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory shed and a pool on a corner with side yard setbacks of 0 ft. and 6 ft., respectively, in lieu of the required 25 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 102.5 to allow a fence 4 ft. in height in sight triangle, in lieu of the required 3 ft. height, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mm

-2-

Baltimore County Government  
Zoning & Development Management  
Office of Planning and Zoning

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

November 12, 1992

Ms. Cheryl Cronin  
7801 St. Boniface Lane  
Baltimore, Maryland 21222

RE: Petition for Administrative Zoning Variance  
Case No. 93-114-A  
7801 St. Boniface Lane

Dear Ms. Cronin:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.



## Petition for Administrative Variance 93-114-A to the Zoning Commissioner of Baltimore County

for the property located at 7801 SAINT BONIFACE LANE  
which is presently zoned DR105

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Variance from Sections 1802.3.B. of the B.C.Z.R. to allow an accessory shed on a corner lot with a side setback of 0 ft. in lieu of the required 25 ft. and a variance from Section 102.5 to allow a fence 4 ft. in height in sight triangle, in lieu of the required 3 ft. height, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition. The undersigned hereby certifies that the information provided is true and correct to the best of his/her knowledge and belief.

Practical difficulty in sitting the improvements on the property - do not compromise public safety or welfare and fulfill the spirit of the zoning ordinance. Strict compliance would be unnecessarily burdensome.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(Section 1805) To allow a fence 4 ft. in height in sight triangle in lieu of the required 3 ft. height.

Contract Purchase/Lease

Type of Petition Name

Signature

Address

City

State

Zip

Attorney for Petitioner

Type of Petition Name

Signature

Address

City

State

Zip

Revised by: L6 DATE: 10/8/92  
ESTIMATED POSTING DATE: 10/15/92

ITEM # 122

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 7801 St. Boniface Rd.

Baltimore, MD 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include narrative or practical difficulty)

Practical difficulty in sitting the improvements on the property - do not compromise public safety or welfare and fulfill the spirit of the zoning ordinance.

Strict compliance would be unnecessarily burdensome.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature of Affiant(s): Cheryl Cronin

Signature of Affiant(s): Cheryl Cronin

Signature of Affiant(s): Cheryl Cronin

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Signature of Affiant(s): Cheryl Cronin

## ZONING DESCRIPTION for \*7801 SAINT BONIFACE LANE

Beginning at a point on the east side of Saint Boniface Lane, which is 60 feet wide, and at the north side of New Battle Grove Road, which is 50 feet wide. Being lot \*69, Block J, Section 4 in the subdivision of North Point Village as recorded in Baltimore County Plat Book 22, Folio 130, containing 3655 square feet. Also known as \*7801 Saint Boniface Lane and located in the 15<sup>th</sup> Election District.

93-114-A

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 10/14/92  
Posted for: Variance  
Petitioner: Cheryl Cronin  
Location of property: NE corner, St. Boniface Lane (7801) at Battle Grove Rd.  
Location of signs: Facing road way on the property to be zoned.  
Remarks:  
Posted by: LES/mm Date of return: 11/13/92  
Number of signs: 1



Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-601-4190

Number

93-114-A

Item #

DATE: 10/14/92

TIME: 10:00 AM

BY: LES/mm

FOR: Cheryl Cronin

RE: Variance

LOCATION: 7801 St. Boniface Lane

CITY: Baltimore, MD

STATE: Maryland

ZIP: 21204

DATE: 10/14/92

TIME: 10:00 AM

BY: LES/mm

FOR: Cheryl Cronin

RE: Variance

LOCATION: 7801 St. Boniface Lane

CITY: Baltimore, MD

STATE: Maryland

ZIP: 21204

111 West Chesapeake Avenue  
Towson, MD 21204

October 26, 1992

(410) 887-3353

Ms. Cheryl Cronin  
7801 St. Boniface Lane  
Baltimore, MD 21222

RE: Item No. 122, Case No. 93-114-A  
Petitioner: Cheryl Cronin  
Petition for Administrative Variance

Dear Ms. Cronin:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
8th day of October, 1992.

*Carl Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Cheryl Cronin  
Petitioner's Attorney:

Development Engineering Division (Public Services)  
Development Review Committee Response Form  
Authorized signature *David N. Ramsey* Date *10/26/92*

Project Name	File Number	Waiver Number	Zoning Issue	Meeting Date
✓ April L. and Wayne M. Rother	118			10-19-92 NC
DED DEPRM RP STP TE				
✓ York Stevenson Limited Partnership	121			NC
DED DEPRM RP STP TE				
✓ Cheryl Cronin	122			NC
DED DEPRM RP STP TE				
✓ Operating engineers Local No. 37	123			NC
DED DEPRM RP STP TE				
✓ Baltimore Gas And Electric Company	124			NC
DED DEPRM RP STP TE				
✓ St Paul's Boy's and Girls school of St. Paul's Parish	125			NC
DED DEPRM RP STP TE				
✓ Melvin N. and Debbie G. Kramer	126			NC
DED DEPRM RP STP TE				
✓ John Henry and Elaine Eleanor Baker	127			NC
DED DEPRM RP STP TE				
✓ Lewis Brooks Ramsey	128			NC
DED DEPRM RP STP TE				
COUNT 9				
Stonegate at Patapsco (Azreal Property)				
90476				6-1-92
ZON DED TE (Waiting for developer to submit plans first)				
COUNT 1				
FINAL TOTALS				
COUNT 10				

SHA Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \*122 (LJG)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*David N. Ramsey*  
John Contestabile, Chief  
Engineering Access Permits  
Division

Rec'd 10/24/92

My telephone number is \_\_\_\_\_  
Teletypewriter for impaired hearing or speech  
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-495-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BUREAU OF PUBLIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Robert J. Family

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 19, 1992

ITEM NUMBER: 122

- 1) 30 ft. Right Lines need to be shown on both sides of the road.
- 2) Right Lines are to be drawn from the centerline of the proposed road at a point 10 ft. behind the extension of the existing right line. The center line of the nearest approach line of the road.
- 3) All subsequent plans must note that the area between the right line and the curb line must be cleared, graded, and kept free of any obstructions.
- 4) Public safety will be negatively impacted should this variance be granted. Therefore, this office is strongly recommending denial.

*Robert J. Family*  
Robert J. Family  
Traffic Engineer II

RJP/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(410) 887-4500

OCTOBER 16, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: CHERYL CRONIN  
Location: #7801 SAINT BONIFACE LANE  
Item No.: \*122 (LJG) Zoning Agenda: OCTOBER 19, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl Jablon*  
Planning Group  
Special Inspection Division  
JP/REK

Rec'd 10/21/92

Nov. 9th 92-114-A  
9295-92  
10/19/92  
cy

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director  
Office of Zoning Administration  
and Development Management

DATE: December 2, 1992

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 122  
Cronin Property  
Chesapeake Bay Critical Area Findings

SITE LOCATION  
The subject property is located at 7801 St. Boniface Lane. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Cheryl Cronin

APPLICANT PROPOSAL  
The applicant has requested a variance from section 1802.3.8 of the Baltimore County Zoning Regulations to permit an accessory shed on a corner lot with a side setback of 0 feet in lieu of the required 25 feet; to determine that the uncovered porch and pool does not obstruct light and ventilation; to allow a fence 4 foot in the site triangle in lieu of the required 3 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM  
In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Mr. Arnold E. Jablon  
December 2, 1992  
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.  
Finding: The proposed construction is located over 100 feet from the tidal waters of Bear Creek. Therefore, no disturbance of the 100 foot buffer shall occur and the project is in compliance with this regulation.
2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.  
Finding: Non-tidal and tidal wetlands are not present on or within the immediate vicinity of this site. Therefore, no dredging, filling or construction is proposed in any non-tidal or tidal wetlands from this project and this regulation has been met.
3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment" <Baltimore County Code Section 26-452(a)>.  
Finding:  
1. The rooftop runoff from this property is currently piped to the gutter. The downspouts must be disconnected from these pipes and directed onto pervious surfaces (the lawn) in order to maximize stormwater infiltration.  
2. The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover and to offset the impact of the proposed development.  
Shrub and small tree list: 4 items - ball and burlap or 2 gallon container size  
Tree list: 2 items - ball and burlap 1 - 1.5 inch caliper

Mr. Arnold E. Jablon  
December 2, 1992  
Page 3

CONCLUSION  
The Zoning Variance has been granted without Environmental Impact Review Division Findings. This proposal will comply with Chesapeake Bay Critical Area Regulations if it is conditioned to meet the requirement in Regulation No. 3 of these Findings, and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

*J. James Dieter*  
J. James Dieter, Director  
Department of Environmental Protection  
and Resource Management

JJD:SA:ju  
Attachment

CRONIN/WQBCA

RECEIVED  
DEC 7 1992  
ZONING OFFICE



11/14/92  
BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: 7801 Saint Boniface Lane

INFORMATION:  
Item Number: 122

Petitioner: Cheryl Cronin

Property Size: 0.0839 acres

Zoning: DR 10.5

Requested Action: Administrative Variance

Hearing Date: 11/14/92

SUMMARY OF RECOMMENDATIONS:  
The petitioner is requesting an administrative variance to allow an accessory shed on a corner lot with a side yard setback of 0 feet in lieu of the required 25 feet. Also to determine that the uncovered porch and pool does not obstruct light and ventilation and to allow a 4 foot, in height, fence in the sight triangle in lieu of the required 3 foot fence.

The Office of Planning and Zoning recommends **DENIAL** of the fence variance in the sight triangle unless the Bureau of Traffic Engineering determines that this condition would not obstruct sight-distance at this intersection.

The Office of Planning and Zoning has no comment on the other variances.

Prepared by: *James M. Kelley*

Division Chief: *Eric McDaniel*

EMCD/FM:rdn

122.ZAC/ZAC1

93-114-A 11/14/92  
BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: October 31, 1992

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #122  
7801 Saint Boniface Lane

Zoning Advisory Committee Meeting of 10/19/92.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

JLP:ju  
JABLO/S/TXTJEU

RECEIVED  
OCT 6 1992  
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: November 6, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahoe J. Famili

SUBJECT: Z.A.C. Comments - Supplemental

Z.A.C. MEETING DATE: October 19, 1992

ITEM NUMBER: 122

Upon the results of a field inspection, this office offers no further objections to the property variances.

*William R. D. For RJP*  
Rahoe J. Famili  
Traffic Engineer II

KJF/lvd

RECEIVED  
6 1992  
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards  
Zoning Coordinator

DATE: October 9, 1992

FROM: James H. Thompson -LJM  
Zoning Enforcement Coordinator

RE: Item No. 122  
Petitioner: CHERYL ANN CROMIN

VIOLATION CASE # C-93-327

LOCATION OF VIOLATION 7801 ST. BONIFACE LANE

DEFENDANT

ADDRESS

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

RICHARD MOORE, BUREAU OF TRAFFIC ENGINEERING, BALTIMORE COUNTY

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

**Zoning Enforcement**  
Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3351

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: File

DATE: October 9, 1992

FROM: Inspector Wasilewski

SUBJECT: CORNER FENCE AT 7801 ST. BONIFACE LANE  
CASE NO. C-93-327  
ITEM NO. 122

This property was inspected on October 8, 1992 in regards to the sight lines affected by the corner fence along the road and alley intersection.

It should be noted that there is an eight (8) inch curb and that the portion of the property in question has been raised an additional six (6) inches. Therefore, the fence height from the road surface is 60 inches and 52 inches from the alley surface and 48 inches from the raised ground. Additionally, it should be noted that I feel the fence height restricts sight lines for any vehicle coming out of the alley turning onto the road.

LW:cer

**ZONING ENFORCEMENT**  
Baltimore County  
Zoning Office  
Towson, Maryland 21204

93-114-A

\* \* \* \* \* CORRECTION NOTICE \* \* \* \* \*

CASE NUMBER C-93-327 ELECTION DISTRICT:15

LOCATION: 7801 ST. BONIFACE LANE  
OWNER: CHERYL ANN CROMIN

DEAR PROPERTY OWNERS:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:

CEASE THE USE OF THE PROPERTY FOR:

REMOVE ALL IMPROPERLY PLACED FENCES AND ACCESSORY STRUCTURES OR FILE FOR A VARIANCE.

(X) ACCESSORY STRUCTURE LOCATED IN THE SIDE YARD MUST HAVE A MINIMUM SETBACK OF 25 FEET FROM THE SIDE STREET LINE OR A PETITION FOR VARIANCE (PUBLIC HEARING) MUST BE FILED IN THE ZONING OFFICE, ROOM 113.

(X) FENCES WHICH ARE LOCATED WITHIN THE 15 FOOT TRIANGULAR AREA BOUNDED ON TWO SIDES BY AN ALLEY AND A STREET MUST BE NO TALLER THAN 36 INCHES IN HEIGHT OR PETITION FOR A VARIANCE.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT 887-5681. FAILURE TO COMPLY BY SEPTEMBER 30, 1992 WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: WASILEWSKI  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

September 2, 1992

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

October 16, 1992

(410) 887-3353

Cheryl Cronin  
7801 St. Boniface Lane  
Baltimore, Maryland 21222

Re: CASE NUMBER: 93-114-A  
LOCATION: NEC St. Boniface Lane at Battle Grove Road  
7801 St. Boniface Lane  
15th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 25, 1992. The closing date is November 9, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Laurence E. Schmidt*  
Laurence E. Schmidt  
Zoning Commissioner, Baltimore County

To Hearing Office  
from Larry Backus  
Subject 93-114-A  
Date 11/2/92

Please note the applicant chose to file an administrative variance, in the case of a zoning violation. The reported violation was only in reference to fence height. Upon inspection of the property other violations were observed. Building permit approval for B136916 shed & B136919, fence are withheld pending outcome of hearing.

The zoning office now recommends to reverse the variance request to regard the pool as an accessory structure (since it is not totally surrounded by the deck) as opposed to an open projection (extension of deck).

Please amend the first request to read as follows:  
1802.3.6 (1953 regulations section VI.C.5) to allow an accessory shed and a pool on a corner with side setbacks of 0' and 6' respectively in lieu of the required 25'.



1945 REC

1953 AMENDMENTS

Side Yard: Same as in "B" Residence Zone as set forth in Section IV, except in case of apartments, width of side yards shall be increased above 7 feet minimum by four inches for each foot of building height over forty feet.

Rear Yard: There shall be a rear yard having a minimum depth of twenty feet measured from the rear lot line, such depth to be increased by four inches for each foot of building height over forty feet.

Courts: Apartment building courts shall have a minimum width of fourteen feet plus four inches for each foot of building height over forty feet.

Automobile garage or parking space shall be provided adjacent to all apartment buildings sufficient in area to accommodate one car for each housekeeping unit; not more than 50% of the rear yard to be counted as any part of said parking space.

**SECTION VI—"D" RESIDENCE ZONE**

- Use Regulations: Except as hereinafter expressly provided, no building or structure or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:
- Any use permitted in the "C" Residence Zone; any such use to be subject to the same conditions and limitations as provided in Section V.
- Group houses.
- Height Regulations: Same as "B" Residence Zone.
- Area Regulations: The minimum dimensions of yards and minimum lot area per dwelling unit, except as provided in Section IX, shall be as follows:
- Lot Area: The minimum width of dwelling units shall be sixteen feet between centers of partition walls, and the minimum lot area per dwelling unit shall be fourteen hundred and forty square feet.
- Front Yard: Minimum front yard shall be as hereinbefore specified in "B" Residence Zone.
- Side Yard: There shall be a side yard of not less than ten feet along each side of each group of dwelling units.
- Rear Yard: There shall be a rear yard having a minimum depth of twenty-five feet.
- Accessory Buildings: Accessory buildings shall be permitted without restrictions as to setback from division line of dwelling units or rear property lines.
- No group house shall contain more than seven single or two-family dwellings.

**SECTION VII—"E" COMMERCIAL ZONE**

- Use Regulations: Except as expressly provided in subsequent sections, any building or structure or land may be used and any building or structure may be hereafter erected, altered, repaired or used for any use or uses except the following:
- Arsenal.
  - Automobile dismantling or storage of motor vehicles not in running order.
  - Brick, tile, terra cotta, concrete and under block manufacturing.
  - Coke Ovens.
  - Cooperage.

NOW, THEREFORE, It is this 28th day of July, 1953

ORDERED by the County Commissioners of Baltimore County that in order to promote health, safety, morals and general welfare of the community, the following additions and Amendments to the Zoning Regulations and Restrictions for Baltimore County, be and they are hereby adopted and promulgated:

AMEND Section I, entitled "Definitions" by deleting Paragraph No. 19 entitled "Home Occupation".

AMEND Section III, "A" Residence Zone, by deleting from Paragraph "A", sub-paragraph No. 5 and sub-paragraph No. 6, and substitute in lieu thereof the following to be hereafter known as Section III, sub-paragraphs Nos. 5 and 6.

Professional offices and home occupations, other than barber shops, beauty shops and repair services, situate in and carried on in the building used by the practitioner or occupants as his or her private dwelling, provided there is no display or nameplate exceeding two square feet in area and not projecting more than one foot beyond the building and not illuminated; and the residential aspect of the building is in no way changed and in connection with which there is kept no stock in trade or commodities to be sold upon the premises and in which no mechanical equipment, except such as is used for purely domestic or household purposes, and no person is employed other than servants or members of the immediate family residing on the premises.

AMEND Section III, Paragraph C, Area Regulations, by striking out Paragraph No. 3 and in lieu thereof substitute the following:

3. Side Yard: There shall be a side yard of not less than fifteen (15) feet along each side of each group of dwelling units except in case of a corner lot the side yard along the side street line shall not be less than twenty five (25) feet in width.

4. Rear Yard: There shall be a rear yard having a minimum depth of fifty (50) feet. Any fence, wall or hedge in the rear yard shall be at least thirteen (13) feet from the center line of the rear alley.

5. Accessory Buildings: Accessory buildings shall be permitted without restrictions as to setback from the property line except in the case of a house in a group at a street intersection, any accessory building shall have a minimum setback of twenty-five (25) feet from the side street line. Accessory buildings shall set back not less than thirteen (13) feet from the center line of the alley upon which the rear line of the lot abuts.

Area for a single garage or parking space for one automobile shall be provided on each group house lot. Or a compound for parking space with sufficient area for one automobile for each group house shall be provided.

None of the foregoing provisions, however, shall apply to any development, sub-division or parcel of land as to which any plan showing street layout has been or is submitted to the Planning Commission of Baltimore County for its consideration prior to October 1, 1953.

**SECTION XI - NON-CONFORMING USES**

AMEND Section XI, Non-conforming Uses to read as follows:

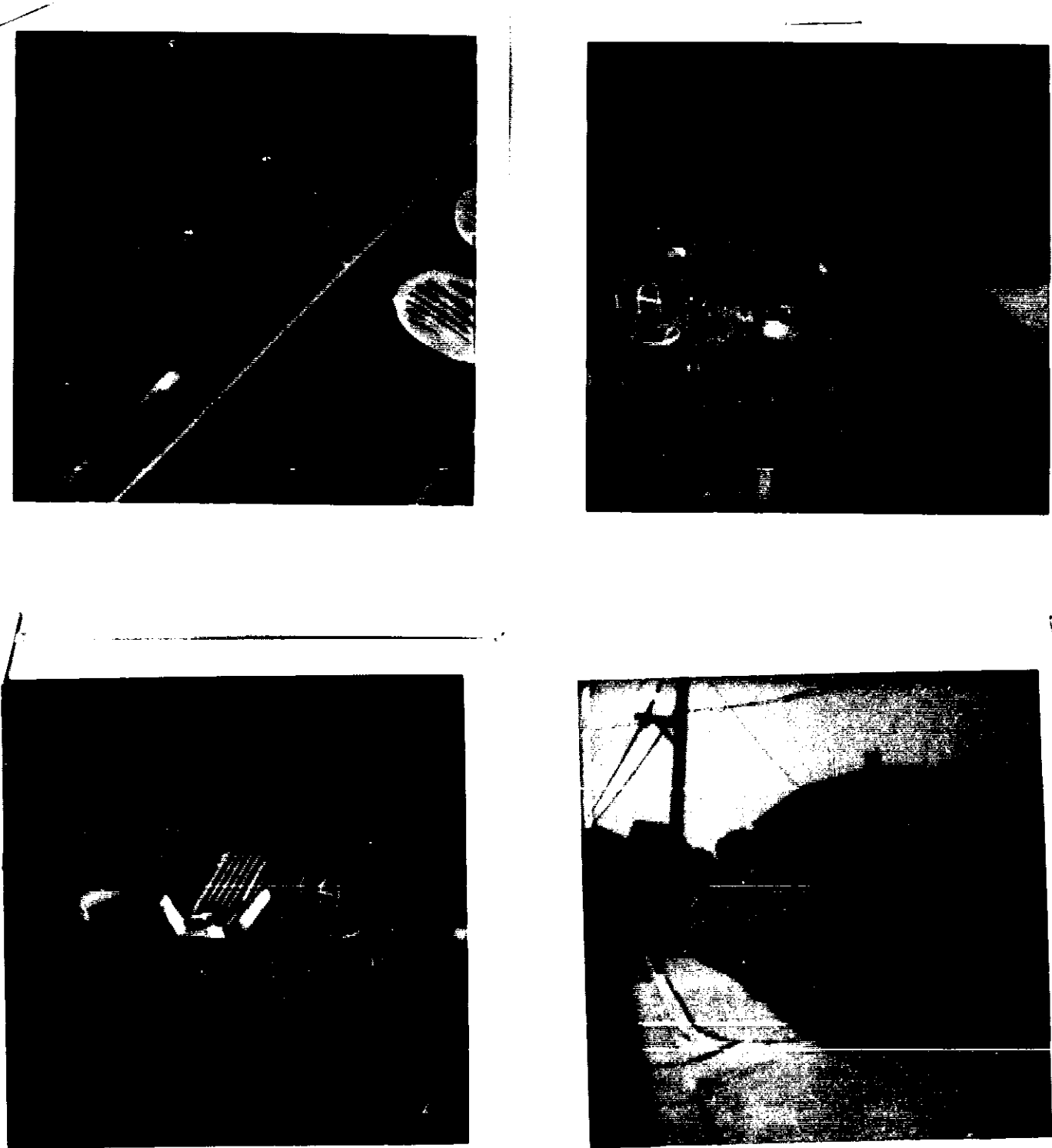
93-114-A

**GUIDE FOR PLANNING COMMISSION APPROVED SUBDIVISIONS ONLY**

YR.	ZONE	FRONT	SIDE	REAR	RESTRICTIONS PER SECTION	RESTRICTIONS (ALL SECTIONS)
1/2/45 TO 7/1/53	SEC. III A-RES.	III.C.2 25 FT. OR IN LINE NOT MORE THAN 50 FT.	III.C.3 7 FT. 7 FT. COR. LOT - 15 FT. SIDE ST.	III.C.4 AVE. 20 FT. NEVER LESS THAN 15 FT.	III.A.13.2. ACCT. BLDG. SHALL BE ON SAME LOT AND IN REAR YARD WHEN LESS THAN 50 FT. FROM FRONT LOT LINE AND ON CORNER WHEN 15 FT. FROM LOT LINE ABUTS FROM SIDE ST. LINE WHEN LESS THAN 50 FT. FROM REAR LOT LINE. REAR SETBACK IS 10 FT. WHEN SIDE ST. SETBACK IS 15 FT. AND IN NO CASE LESS THAN 15 FT. TO ANY LOT LINE.	1948 ADDITIONS - PG. 2 - ALL RES. STRUCTURES SHALL COMPLY WITH THE AREA REG. FOR RES. STRUCTURES IN SECTIONS III, IV, V, VI, ACCORDING TO THE TYPE OF STRUCTURE.
1/2/45 TO 7/1/53	SEC. IV B-RES. (SEMI-DET.)	IV.C.2 (SAME) 25 FT. OR IN LINE NOT MORE THAN 50 FT.	IV.C.3 (SAME) 7 FT. 7 FT. SIDE ST. - 15 FT.	IV.C.4 (SAME) 20 FT. NEVER LESS THAN 15 FT.	III.C.1 MIN. LOT AREA - 5,000 SQ. FT. AND LOT WIDTH MIN. 50 FT.	2.4.2 - UNCOVERED PORCHES, FIRE ESCAPES, OPEN STAIRWAYS AND CHIMNEYS ARE PERMITTED WHERE THEY WOULD NOT OBSTRUCT LIGHT AND VENTILATION.
1/2/45 TO 7/1/53	SEC. V C-RES. AND 1-4 B + APTS.	V.C.2 35 FT. TO 6' OVER 40 FT. NOT. ADD. 4 IN. / FT.	V.C.3 7 FT. MIN. OVER 40 FT. NOT. ADD. 4 IN. / FT.	V.C.4 MIN. 20 FT. OVER 40 FT. NOT. ADD. 4 INCHES / FT.	III.C.2 - ADDITIONS PG. 1 - 50 FT. & REG. III.C.3 - ADDITIONS PG. 1 - 50 FT. & REG. V.C.2 - ADDITIONS PG. 1 - 50 FT. & REG. COVER 60 SQ. YD. MIN. 25 FT. OR IN LINE.	2.4.3 - STEPS AND UNENCLOSED PORCHES MAY EXTEND 9 FT. BEYOND THE FRONT BLDG. LINE. COVERED PORCHES, CARPORTS ETC. ARE TO MEET PRINCIPAL BLDG. SETBACKS. NO 25 % ALLOWANCE BEFORE 1955.
1/2/45 TO 7/1/53	SEC. VI D-RES. A, B, C AND GROUP HOUSES	VI.C.3 35 FT. TO 6' OVER 40 FT. NOT. ADD. 4 IN. / FT.	VI.C.3 10 FT. MIN.	VI.C.4 MIN. 25 FT.	III.C.3 - ACCT. BLDG. SHALL BE PERMITTED WITHOUT RESTRICTIONS AS TO SETBACKS FROM INTERIOR PROPERTY LINES AND REAR LINES. SIDE ST. SET BACKS (SEE III.A.13.2.1).	PORCH ENCLOSURES AND ADD ON FRONT IN A, B, C AND D HAVE TO BE AVERAGE OF PROP. ON EITHER SIDE.
1/2/45 TO 7/1/53	SEC. III A & B-RESIDENTIAL (SEMI-DET.)	FRONT 25 FT. OR IN LINE NOT MORE THAN 50 FT.	SIDE 7 FT. MIN. COR. LOT - 15 FT. SIDE ST.	REAR AVE. 20 FT. NEVER LESS THAN 15 FT.	III.C.7 ON COR. LOT NO FENCE, WALL, PLANTING, OR OBSTRUCTION TO VIEW MAY BE CONSTRUCTED HIGHER THAN 5'-6" ABOVE CURB. BARBED WIRE IS PROHIBITED OTHER THAN AGRICULTURAL AREA.	1.1 - ACCT. BUILDINGS LIMITED TO 15 FT. HEIGHT AND 35 % COVERAGE OF REAR YARD.
1/2/45 TO 7/1/53	SEC. V C-RESIDENTIAL	NO CHANGE	NO CHANGE	NO CHANGE	VI.C.3 - ACCT. BLDG. WITHOUT RESTRICTIONS EXCEPT ON A CORNER LOT. GROUP HOUSES SHALL HAVE MIN. SETBACK OF 25 FT. FROM SIDE ST. LINE. ALSO 15 FT. FROM E. OF AN ALLEY THAT THE REAR OF THE LOT ABUTS.	1.18 - BLDG. HEIGHT - MEASURE FROM AVERAGE GRADE AT BLDG. FRONT TO HIGHEST POINT ON THE BLDG.
1/2/45 TO 7/1/53	SEC. VI D-RESIDENTIAL	25 FT. OR IN LINE NOT MORE THAN 50 FT.	15 FT. MIN. COR. LOT - 25 FT.	50 FT. MIN. FENCE, WALL OR HEDGE - 15 FT. FROM E. OF ALLEY		



93-114-A



**Plat to accompany Petition for Zoning Variance Special Hearing**

PROPERTY ADDRESS: 7801 ST. BONIFACE LANE see pages 8 & 9 of the CHECKLIST for additional required information

Subdivision name: NORTH POINT VILLAGE

plat books: 22, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 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1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846





Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
8th day of October, 1992.

*Carl Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Cheryl Cronin  
Petitioner's Attorney:

Development Engineering Division (Public Services)  
Development Review Committee Response Form  
Authorized signature *David N. Ramsey* Date *10/26/92*

Project Name	File Number	Waiver Number	Zoning Issue	Meeting Date
✓ April L. and Wayne M. Rother	118			10-19-92 NC
DED DEPRM RP STP TE				
✓ York Stevenson Limited Partnership	121			NC
DED DEPRM RP STP TE				
✓ Cheryl Cronin	122			NC
DED DEPRM RP STP TE				
✓ Operating engineers Local No. 37	123			NC
DED DEPRM RP STP TE				
✓ Baltimore Gas And Electric Company	124			NC
DED DEPRM RP STP TE				
✓ St Paul's Boy's and Girls school of St. Paul's Parish	125			NC
DED DEPRM RP STP TE				
✓ Melvin N. and Debbie G. Kramer	126			NC
DED DEPRM RP STP TE				
✓ John Henry and Elaine Eleanor Baker	127			NC
DED DEPRM RP STP TE				
✓ Lewis Brooks Ramsey	128			NC
DED DEPRM RP STP TE				
COUNT 9				
Stonegate at Patapsco (Azreal Property)				
90476				6-1-92
ZON DED TE (Waiting for developer to submit plans first)				
COUNT 1				
FINAL TOTALS				
COUNT 10				

SHA Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \*122 (LJG)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*David N. Ramsey*  
John Contestabile, Chief  
Engineering Access Permits  
Division

Rec'd 10/24/92

My telephone number is \_\_\_\_\_  
Teletypewriter for impaired hearing or speech  
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-495-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BUREAU OF PUBLIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Robert J. Family

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 19, 1992

ITEM NUMBER: 122

- 1) 30 ft. Right Lines need to be shown on both sides of the road.
- 2) Right Lines are to be drawn from the centerline of the proposed road at a point 10 ft. behind the extension of the existing right line. The center line of the nearest approach line of the road.
- 3) All subsequent plans must note that the area between the right line and the curb line must be cleared, graded, and kept free of any obstructions.
- 4) Public safety will be negatively impacted should this variance be granted. Therefore, this office is strongly recommending denial.

*Robert J. Family*  
Robert J. Family  
Traffic Engineer II

RJP/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(410) 887-4500

OCTOBER 16, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: CHERYL CRONIN  
Location: #7801 SAINT BONIFACE LANE  
Item No.: \*122 (LJG) Zoning Agenda: OCTOBER 19, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl Jablon*  
Planning Group  
Special Inspection Division

JP/REK

Rec'd 10/21/92

Nov. 9th 92-114-A  
92-95-92  
10/19/92  
cy

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director  
Office of Zoning Administration  
and Development Management

DATE: December 2, 1992

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 122  
Cronin Property  
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 7801 St. Boniface Lane. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Cheryl Cronin

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3.8 of the Baltimore County Zoning Regulations to permit an accessory shed on a corner lot with a side setback of 0 feet in lieu of the required 25 feet; to determine that the uncovered porch and pool does not obstruct light and ventilation; to allow a fence 4 foot in the site triangle in lieu of the required 3 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Mr. Arnold E. Jablon  
December 2, 1992  
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.  
Finding: The proposed construction is located over 100 feet from the tidal waters of Bear Creek. Therefore, no disturbance of the 100 foot buffer shall occur and the project is in compliance with this regulation.
2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.  
Finding: Non-tidal and tidal wetlands are not present on or within the immediate vicinity of this site. Therefore, no dredging, filling or construction is proposed in any non-tidal or tidal wetlands from this project and this regulation has been met.
3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment" <Baltimore County Code Section 26-452(a)>.  
Finding:  
1. The rooftop runoff from this property is currently piped to the gutter. The downspouts must be disconnected from these pipes and directed onto pervious surfaces (the lawn) in order to maximize stormwater infiltration.  
2. The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover and to offset the impact of the proposed development.  
Shrub and small tree list: 4 items - ball and burlap or 2 gallon container size  
Tree list: 2 items - ball and burlap 1 - 1.5 inch caliper

Mr. Arnold E. Jablon  
December 2, 1992  
Page 3

CONCLUSION

The Zoning Variance has been granted without Environmental Impact Review Division Findings. This proposal will comply with Chesapeake Bay Critical Area Regulations if it is conditioned to meet the requirement in Regulation No. 3 of these Findings, and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

*J. James Dieter*  
J. James Dieter, Director  
Department of Environmental Protection  
and Resource Management

JJD:SA:ju  
Attachment

CRONIN/WQBCA

RECEIVED  
DEC 7 1992  
ZONING OFFICE



93-114-A  
11/2/92

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: 7801 Saint Boniface Lane

INFORMATION:  
Item Number: 122

Petitioner: Cheryl Cronin

Property Size: 0.0839 acres

Zoning: DR 10.5

Requested Action: Administrative Variance

Hearing Date: 11/1/92

SUMMARY OF RECOMMENDATIONS:  
The petitioner is requesting an administrative variance to allow an accessory shed on a corner lot with a side yard setback of 0 feet in lieu of the required 25 feet. Also to determine that the uncovered porch and pool does not obstruct light and ventilation and to allow a 4 foot, in height, fence in the sight triangle in lieu of the required 3 foot fence.

The Office of Planning and Zoning recommends **DENIAL** of the fence variance in the sight triangle unless the Bureau of Traffic Engineering determines that this condition would not obstruct sight-distance at this intersection.

The Office of Planning and Zoning has no comment on the other variances.

Prepared by: *James Murray*

Division Chief: *Eric McDaniel*

EMCD/FM:rdn

122.ZAC/ZAC1

93-114-A 11/2/92

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: October 31, 1992

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #122  
7801 Saint Boniface Lane

Zoning Advisory Committee Meeting of 10/19/92.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

JLP:ju

RECEIVED  
OCT 6 1992  
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: November 6, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahoe J. Famili

SUBJECT: Z.A.C. Comments - Supplemental

Z.A.C. MEETING DATE: October 19, 1992

ITEM NUMBER: 122

Upon the results of a field inspection, this office offers no further objections to the property variances.

*William R. D. For RJP*  
Rahoe J. Famili  
Traffic Engineer II

KJF/lvd

RECEIVED  
6 1992  
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards  
Zoning Coordinator

DATE: October 9, 1992

FROM: James H. Thompson -LJM  
Zoning Enforcement Coordinator

RE: Item No. 122  
Petitioner: CHERYL ANN CROMIN

VIOLATION CASE # C-93-327

LOCATION OF VIOLATION 7801 ST. BONIFACE LANE

DEFENDANT

ADDRESS

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

RICHARD MOORE, BUREAU OF TRAFFIC ENGINEERING, BALTIMORE COUNTY

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

**Zoning Enforcement**  
Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3351

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: File

DATE: October 9, 1992

FROM: Inspector Wasilewski

SUBJECT: CORNER FENCE AT 7801 ST. BONIFACE LANE  
CASE NO. C-93-327  
ITEM NO. 122

This property was inspected on October 8, 1992 in regards to the sight lines affected by the corner fence along the road and alley intersection.

It should be noted that there is an eight (8) inch curb and that the portion of the property in question has been raised an additional six (6) inches. Therefore, the fence height from the road surface is 60 inches and 52 inches from the alley surface and 48 inches from the raised ground. Additionally, it should be noted that I feel the fence height restricts sight lines for any vehicle coming out of the alley turning onto the road.

LW:cer

**ZONING ENFORCEMENT**  
Baltimore County  
Zoning Office  
Towson, Maryland 21204

93-114-A

\* \* \* \* \* CORRECTION NOTICE \* \* \* \* \*

CASE NUMBER C-93-327 ELECTION DISTRICT:15

LOCATION: 7801 ST. BONIFACE LANE  
OWNER: CHERYL ANN CROMIN

DEAR PROPERTY OWNERS:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:

CEASE THE USE OF THE PROPERTY FOR:

REMOVE ALL IMPROPERLY PLACED FENCES AND ACCESSORY STRUCTURES OR FILE FOR A VARIANCE.

(X) ACCESSORY STRUCTURE LOCATED IN THE SIDE YARD MUST HAVE A MINIMUM SETBACK OF 25 FEET FROM THE SIDE STREET LINE OR A PETITION FOR VARIANCE (PUBLIC HEARING) MUST BE FILED IN THE ZONING OFFICE, ROOM 113.

(X) FENCES WHICH ARE LOCATED WITHIN THE 15 FOOT TRIANGULAR AREA BOUNDED ON TWO SIDES BY AN ALLEY AND A STREET MUST BE NO TALLER THAN 36 INCHES IN HEIGHT OR PETITION FOR A VARIANCE.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT 887-5681. FAILURE TO COMPLY BY SEPTEMBER 30, 1992 WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: WASILEWSKI  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

September 2, 1992

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

October 16, 1992

(410) 887-3353

Cheryl Cronin  
7801 St. Boniface Lane  
Baltimore, Maryland 21222

Re: CASE NUMBER: 93-114-A  
LOCATION: NEC St. Boniface Lane at Battle Grove Road  
7801 St. Boniface Lane  
15th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 25, 1992. The closing date is November 9, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Laurence E. Schmidt*  
Laurence E. Schmidt  
Zoning Commissioner, Baltimore County

To Hearing Office  
from Larry Backus  
Subject 93-114-A  
Date 10/2/92

Please note the applicant chose to file an administrative variance, in the case of a zoning violation. The reported violation was only in reference to fence height. Upon inspection of the property other violations were observed. Building permit approval for B136916 shed & B136919, fence are withheld pending outcome of hearing.

The zoning office now recommends to reverse the variance request to regard the pool as an accessory structure (since it is not totally surrounded by the deck) as opposed to an open projection (extension of deck).

Please amend the first request to read as follows:  
1802.3.6 (1953 regulations section VI.C.5) to allow an accessory shed and a pool on a corner with side setbacks of 0' and 6' respectively in lieu of the required 25'.



1945 RES

1953 AMENDMENTS

Side Yard: Same as in "B" Residence Zone as set forth in Section IV, except in case of apartments, width of side yards shall be increased above 7 feet minimum by four inches for each foot of building height over forty feet.

Rear Yard: There shall be a rear yard having a minimum depth of twenty feet measured from the rear lot line, such depth to be increased by four inches for each foot of building height over forty feet.

Courts: Apartment building courts shall have a minimum width of fourteen feet plus four inches for each foot of building height over forty feet.

Automobile garage or parking space shall be provided adjacent to all apartment buildings sufficient in area to accommodate one car for each housekeeping unit; not more than 50% of the rear yard to be counted as any part of said parking space.

**SECTION VI—"D" RESIDENCE ZONE**

- Use Regulations: Except as hereinafter expressly provided, no building or structure or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:
- Any use permitted in the "C" Residence Zone; any such use to be subject to the same conditions and limitations as provided in Section V.
- Group houses.
- Height Regulations: Same as "B" Residence Zone.
- Area Regulations: The minimum dimensions of yards and minimum lot area per dwelling unit, except as provided in Section IX, shall be as follows:
- Lot Area: The minimum width of dwelling units shall be sixteen feet between centers of partition walls, and the minimum lot area per dwelling unit shall be fourteen hundred and forty square feet.
- Front Yard: Minimum front yard shall be as hereinbefore specified in "B" Residence Zone.
- Side Yard: There shall be a side yard of not less than ten feet along each side of each group of dwelling units.
- Rear Yard: There shall be a rear yard having a minimum depth of twenty-five feet.
- Accessory Buildings: Accessory buildings shall be permitted without restrictions as to setback from division line of dwelling units or rear property lines.
- No group house shall contain more than seven single or two-family dwellings.

**SECTION VII—"E" COMMERCIAL ZONE**

- Use Regulations: Except as expressly provided in subsequent sections, any building or structure or land may be used and any building or structure may be hereafter erected, altered, repaired or used for any use or uses except the following:
- Arsenal.
  - Automobile dismantling or storage of motor vehicles not in running order.
  - Brick, tile, terra cotta, concrete and under block manufacturing.
  - Coke Ovens.
  - Cooperage.

NOW, THEREFORE, It is this 28th day of July, 1953

ORDERED by the County Commissioners of Baltimore County that in order to promote health, safety, morals and general welfare of the community, the following additions and Amendments to the Zoning Regulations and Restrictions for Baltimore County, be and they are hereby adopted and promulgated:

AMEND Section I, entitled "Definitions" by deleting Paragraph No. 19 entitled "Home Occupation".

AMEND Section III, "A" Residence Zone, by deleting from Paragraph "A", sub-paragraph No. 5 and sub-paragraph No. 6, and substitute in lieu thereof the following to be hereafter known as Section III, sub-paragraphs Nos. 5 and 6.

Professional offices and home occupations, other than barber shops, beauty shops and repair services, situate in and carried on in the building used by the practitioner or occupants as his or her private dwelling, provided there is no display or nameplate exceeding two square feet in area and not projecting more than one foot beyond the building and not illuminated; and the residential aspect of the building is in no way changed and in connection with which there is kept no stock in trade or commodities to be sold upon the premises and in which no mechanical equipment, except such as is used for purely domestic or household purposes, and no person is employed other than servants or members of the immediate family residing on the premises.

AMEND Section III, Paragraph C, Area Regulations, by striking out Paragraph No. 3 and in lieu thereof substitute the following:

3. Side Yard: There shall be a side yard of not less than fifteen (15) feet along each side of each group of dwelling units except in case of a corner lot the side yard along the side street line shall not be less than twenty five (25) feet in width.

4. Rear Yard: There shall be a rear yard having a minimum depth of fifty (50) feet. Any fence, wall or hedge in the rear yard shall be at least thirteen (13) feet from the center line of the rear alley.

5. Accessory Buildings: Accessory buildings shall be permitted without restrictions as to setback from the property line except in the case of a house in a group at a street intersection, any accessory building shall have a minimum setback of twenty-five (25) feet from the side street line. Accessory buildings shall set back not less than thirteen (13) feet from the center line of the alley upon which the rear line of the lot abuts.

Area for a single garage or parking space for one automobile shall be provided on each group house lot. Or a compound for parking space with sufficient area for one automobile for each group house shall be provided.

None of the foregoing provisions, however, shall apply to any development, sub-division or parcel of land as to which any plan showing street layout has been or is submitted to the Planning Commission of Baltimore County for its consideration prior to October 1, 1953.

**SECTION XI - NON-CONFORMING USES**

AMEND Section XI, Non-conforming Uses to read as follows:

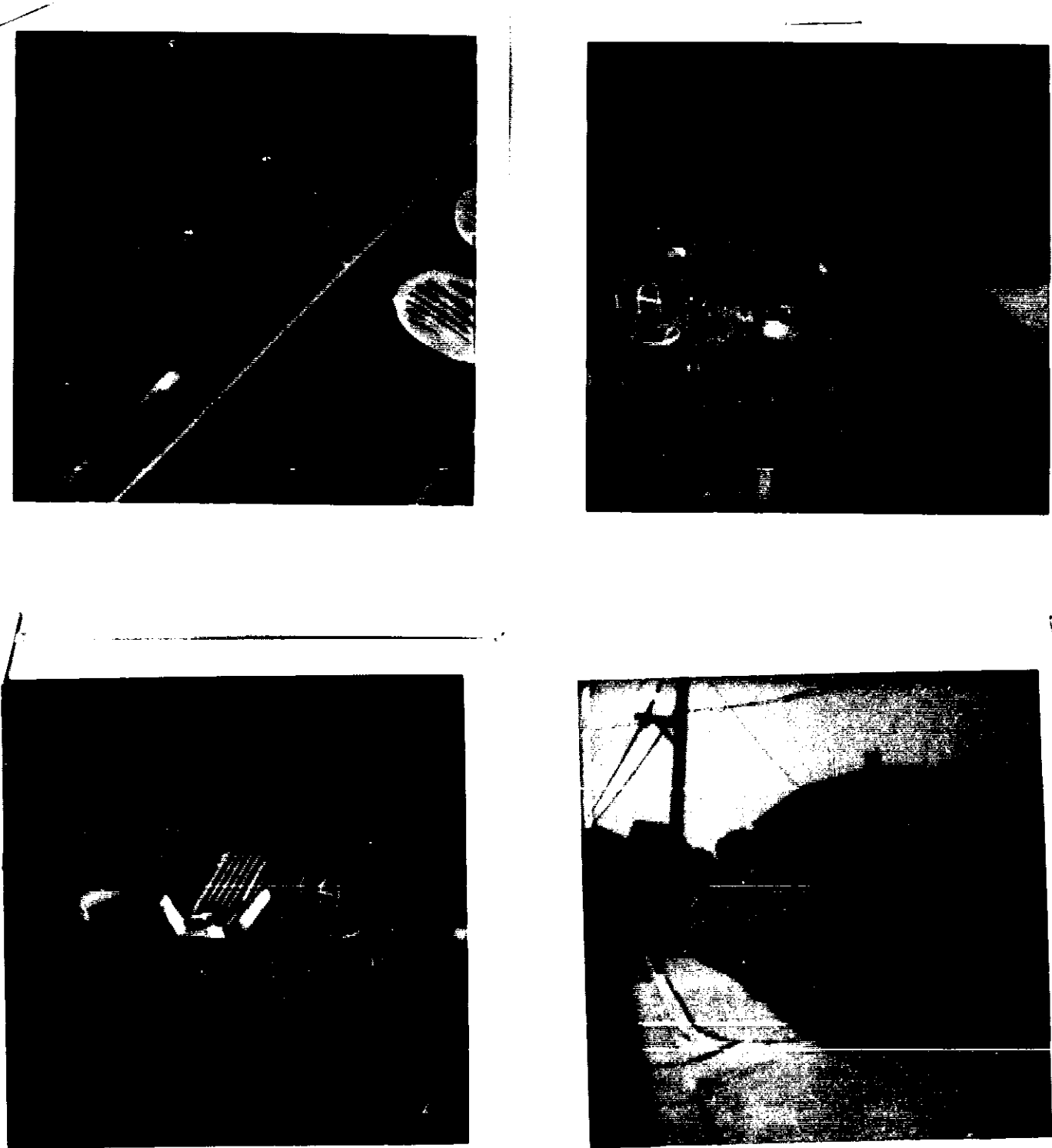
93-114-A

**GUIDE FOR PLANNING COMMISSION APPROVED SUBDIVISIONS ONLY**

YR.	ZONE	FRONT	SIDE	REAR	RESTRICTIONS PER SECTION	RESTRICTIONS (ALL SECTIONS)
1/2/45 TO 7/1/53	SEC. III A-RES.	III.C.2 25 FT. OR IN LINE NOT MORE THAN 50 FT.	III.C.3 7 FT. 7 FT. COR. LOT - 15 FT. SIDE ST.	III.C.4 AVE. 20 FT. NEVER LESS THAN 15 FT.	III.A.13.2. ACCT. BLDG. SHALL BE ON SAME LOT AND IN REAR YARD WHEN LESS THAN 50 FT. FROM FRONT LOT LINE AND ON CORNER WHEN 15 FT. FROM LOT LINE ABUTS FROM SIDE ST. LINE WHEN LESS THAN 50 FT. FROM REAR LOT LINE. REAR SETBACK IS 10 FT. WHEN SIDE ST. SETBACK IS 15 FT. AND IN NO CASE LESS THAN 15 FT. TO ANY LOT LINE.	1948 ADDITIONS - PG. 2 - ALL RES. STRUCTURES SHALL COMPLY WITH THE AREA REG. FOR RES. STRUCTURES IN SECTIONS III, IV, V, VI, ACCORDING TO THE TYPE OF STRUCTURE.
1/2/45 TO 7/1/53	SEC. IV B-RES. (1-2-3-4)	IV.C.2 (SAME) 25 FT. OR IN LINE NOT MORE THAN 50 FT.	IV.C.3 (SAME) 7 FT. 7 FT. SIDE ST. - 15 FT.	IV.C.4 (SAME) 20 FT. NEVER LESS THAN 15 FT.	III.C.1 MIN. LOT AREA - 5,000 SQ. FT. AND LOT WIDTH MIN. 50 FT.	2.A.2 - UNCOVERED PORCHES, FIRE ESCAPES, OPEN STAIRWAYS AND CHIMNEYS ARE PERMITTED WHERE THEY WOULD NOT OBSTRUCT LIGHT AND VENTILATION.
1/2/45 TO 7/1/53	SEC. V C-RES. AND 1-4 B-4 APTS.	V.C.2 35 FT. TO 6' OVER 40 FT. NOT. ADD. 4 IN. / FT.	V.C.3 7 FT. MIN. OVER 40 FT. NOT. ADD. 4 IN. / FT.	V.C.4 MIN. 20 FT. OVER 40 FT. NOT. ADD. 4 INCHES / FT.	III.C.2 - ADDITIONS PG. 1 - 50 FT. & REG. III.C.3 - ADDITIONS PG. 1 - 50 FT. & REG. V.C.2 - ADDITIONS PG. 1 - 50 FT. & REG. COVER 60 SQ. MIN. 25 FT. OR IN LINE.	2.A.3 - STEPS AND UNENCLOSED PORCHES MAY EXTEND 9 FT. BEYOND THE FRONT BLDG. LINE. COVERED PORCHES, CARPORTS ETC. ARE TO MEET PRINCIPAL BLDG. SETBACKS. NO 25% ALLOWANCE BEFORE 1955.
1/2/53 TO 3/29/55	SEC. VI D-RES. A, B, C AND GROUP HOUSES	VI.C.3 35 FT. TO 6' OVER 40 FT. NOT. ADD. 4 IN. / FT.	VI.C.3 10 FT. MIN.	VI.C.4 MIN. 25 FT.	III.C.3 - ACCT. BLDG. SHALL BE PERMITTED WITHOUT RESTRICTIONS AS TO SETBACKS FROM INTERIOR PROPERTY LINES AND REAR LINES. SIDE ST. SET BACKS (SEE III.A.13.2.1).	2.A.3 - STEPS AND UNENCLOSED PORCHES MAY EXTEND 9 FT. BEYOND THE FRONT BLDG. LINE. COVERED PORCHES, CARPORTS ETC. ARE TO MEET PRINCIPAL BLDG. SETBACKS. NO 25% ALLOWANCE BEFORE 1955.
1/2/53 TO 3/29/55	SEC. III A & B-RESIDENTIAL (SEMI-DET.)	FRONT 25 FT. OR IN LINE NOT MORE THAN 50 FT.	SIDE 7 FT. MIN. COR. LOT - 15 FT. SIDE ST.	REAR AVE. 20 FT. NEVER LESS THAN 15 FT.	III.C.7 ON COR. LOT NO FENCE, WALL, PLANTING, OR OBSTRUCTION TO VIEW MAY BE CONSTRUCTED HIGHER THAN 5'-6" ABOVE CURB. BARBED WIRE IS PROHIBITED OTHER THAN AGRICULTURAL AREA.	PORCH ENCLOSURES AND ADD ON FRONT IN A, B, C AND D HAVE TO BE AVERAGE OF PROP. ON EITHER SIDE.
1/2/53 TO 3/29/55	SEC. V C-RESIDENTIAL	NO CHANGE	NO CHANGE	NO CHANGE	III.C.7 ON COR. LOT NO FENCE, WALL, PLANTING, OR OBSTRUCTION TO VIEW MAY BE CONSTRUCTED HIGHER THAN 5'-6" ABOVE CURB. BARBED WIRE IS PROHIBITED OTHER THAN AGRICULTURAL AREA.	1.1 - ACCT. BUILDINGS LIMITED TO 15 FT. HEIGHT AND 35% COVERAGE OF REAR YARD.
1/2/53 TO 3/29/55	SEC. VI D-RESIDENTIAL	25 FT. OR IN LINE NOT MORE THAN 50 FT.	15 FT. MIN. COR. LOT - 25 FT.	50 FT. MIN. FENCE, WALL OR HEDGE - 15 FT. FROM E. OF ALLEY	VI.C.3 - ACCT. BLDG. WITHOUT RESTRICTIONS EXCEPT ON A CORNER LOT. GROUP HOUSES SHALL HAVE MIN. SETBACK OF 25 FT. FROM SIDE ST. LINE. ALSO 15 FT. FROM E. OF AN ALLEY THAT THE REAR OF THE LOT ABUTS.	1.18 - BLDG. HEIGHT - MEASURE FROM AVERAGE GRADE AT BLDG. FRONT TO HIGHEST POINT ON THE BLDG.



93-114-A



**Plat to accompany Petition for Zoning Variance Special Hearing**

PROPERTY ADDRESS: 7801 ST. BONIFACE LANE  
 Subdivision name: NORTH POINT VILLAGE  
 plat books 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 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